

In the Claims

Please cancel Claims 5-10 without prejudice to or disclaimer of the subject matter recited therein. Please amend Claims 1-4 to read as shown below and add new Claims 11-26 as shown below.

1. (Currently Amended) A ~~process~~ computer-implemented method for obtaining a service in support of commercial real estate transactions, comprising the steps of:

providing a virtual marketplace to market services of a plurality of ~~for~~ commercial real estate service providers; ~~using a distributed computer network,~~

receiving, at the virtual marketplace, a request for information regarding a requested ~~wherein users requiring commercial real estate services can access the marketplace and can electronically request information on commercial real estate~~ service available ~~services from [[a]]~~ the service provider providers, wherein the request comprises request criteria defining the requested commercial real estate service; and

publishing the ~~responding to requests for information on commercial real estate services by electronically providing~~ requested information at the virtual marketplace in response to receiving the request and based on the request criteria, wherein the requested information is published as one of textual information regarding the commercial real estate service providers and [[or]] links to web sites of the commercial real estate service providers ~~provider web sites.~~

2. (Currently Amended) The ~~process~~ method of claim 1, wherein the request criteria defines a request for a cost quote on the requested commercial real estate service, and further comprising the step of: responding to requests for quotes on commercial real estate services or products by providing cost estimates for specified services or products

wherein the information published in said publishing step comprises a cost estimate for the requested service based on criteria provided by at least one of the ~~participating~~ service providers.

3. (Currently Amended) The ~~process~~ method of claim 1, ~~[[2,]]~~ further comprising the steps ~~step~~-of:

receiving service provider criteria from each of the service providers, the service provider criteria defining services provided by each respective service provider; and

matching the request criteria with the service provider criteria of one of the service providers to identify a specific service provider that can provide the requested service,

wherein the information published in said publishing step comprises information corresponding to the specific service provider.

~~users in need of commercial real estate services or products with vendors of the needed commercial real estate services or products based on criteria provided by users and service providers.~~

4. (Currently Amended) The ~~process~~ method of claim 3, further comprising the step of receiving payment via the virtual marketplace to conclude a transaction for the requested service.
~~concluding the transaction by providing a means for a user in need of commercial real estate services or products to electronically purchase the services or products.~~

5-10. (Canceled)

11. (New) The method of claim 1, wherein the services comprise services and products.

12. (New) A computer-implemented method for providing due diligence services for commercial real estate transactions using a distributed computer network, comprising:

providing a virtual marketplace to market services of a plurality of providers of commercial real estate due diligence services;

receiving, at the virtual marketplace, a request for information regarding a requested commercial real estate due diligence service available from the service providers, wherein the request comprises request criteria defining the requested commercial real estate service;

receiving service provider criteria from each of the service providers, the service provider criteria defining services provided by each respective service provider;

matching the request criteria with the service provider criteria of one of the service providers to identify a specific service provider that can provide the requested service; and

publishing the requested information at the virtual marketplace in response to receiving the request and based on the request criteria, wherein the information is published as one of textual information regarding the commercial real estate service providers and links to web sites of the commercial real estate service providers,

wherein the information published in said publishing step comprises information corresponding to the specific service provider identified in said matching step.

13. (New) The method of claim 12, wherein the due diligence services comprise at least one of an engineering service, an environmental service, or an appraisal service.

14. (New) The method of claim 13, wherein the engineering service comprises at least one of a property condition report, an Americans with Disabilities Act compliance review, a building forensic study, construction monitoring, design/build construction, detailed design engineering, engineering desktop review, estimating, a feasibility study, a physical needs assessment, process engineering, reserve analysis, and a seismic study report.

15. (New) The method of claim 13, wherein the environmental service comprises at least one of a Phase I, Phase II, or Phase III environmental assessment.

16. (New) The method of claim 15, wherein the Phase I environmental service comprises a protocol environmental assessment,

wherein the Phase II environmental service comprises at least one of asbestos assessment, lead-based paint assessment, underground storage tank management, a ground water survey, and an operation and maintenance program, and

wherein the Phase III environmental service comprises at least one of an asbestos screening, a lead-based paint screening, a transaction screening, governmental records searching and interpretation, and a report review and opinion.

17. (New) The method of claim 13, wherein the appraisal service comprises at least one of a property valuation report, an ad valorem tax appraisal, a feasibility study, a financial reporting valuation, a highest and best use analysis, an impact analysis, insurance placement, and an insurance replacement cost study.

18. (New) The method of claim 12, wherein the request criteria defines a request for a cost quote on the requested commercial real estate service, and

wherein the information published in said publishing step comprises a cost estimate for the requested service based on criteria provided by the specific service provider.

19. (New) The method of claim 12, wherein the services comprise services and products.

20. (New) A computer-implemented method for providing commercial real estate services via a distributed computer network, comprising:

providing a virtual marketplace to market services of a plurality of providers of commercial real estate services;

receiving, at the virtual marketplace, a request for information regarding a requested commercial real estate service available from the service providers, wherein the request comprises request criteria identifying a specific property and at least one requested commercial real estate service for the specific property;

receiving service provider criteria from each of the service providers, the service provider criteria defining services provided by each respective service provider;

matching the request criteria with the service provider criteria of one of the service providers to identify a specific service provider that can provide the requested service; and

publishing the requested information at the virtual marketplace in response to receiving the request and based on the request criteria for the specific property, wherein the information is published as one of textual information regarding the commercial real estate service providers and links to web sites of the commercial real estate service providers,

wherein the information published in said publishing step comprises information corresponding to the specific service provider identified in said matching step.

21. (New) The method of claim 20, wherein the request criteria identifying a specific property comprises at least one of a property address, a building size, a site size, an age of the building, a property type, and a number of buildings on site.

22. (New) The method of claim 20, wherein the at least one requested commercial real estate service of the request criteria comprises at least one of an engineering service, an environmental service, or an appraisal service.

23. (New) The method of claim 22, wherein the engineering service comprises at least one of a property condition report, an Americans with Disabilities Act compliance review, a building forensic study, construction monitoring, design/build construction, detailed design engineering, engineering desktop review, estimating, a feasibility study, a physical needs assessment, process engineering, reserve analysis, and a seismic study report.

24. (New) The method of claim 22, wherein the environmental service comprises at least one of a Phase I environmental service comprising a protocol environmental assessment, a Phase II environmental service comprising at least one of asbestos assessment, lead-based paint assessment, underground storage tank management, a ground water survey, and an operation and maintenance program, and a Phase III environmental service comprising at least one of an asbestos screening, a lead-based paint screening, a transaction screening, governmental records searching and interpretation, and a report review and opinion.

25. (New) The method of claim 22, wherein the appraisal service comprises at least one of a property valuation report, an ad valorem tax appraisal, a feasibility study, a financial reporting valuation, a highest and best use analysis, an impact analysis, insurance placement, and an insurance replacement cost study.

26. (New) The method of claim 20, wherein the request criteria defines a request for a cost quote on the requested commercial real estate service, and

wherein the information published in said publishing step comprises a cost estimate for the requested service based on criteria provided by the specific service provider.